

LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN Dustin Carey, Casey Brooks

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 117 N Bend Road, Ellsworth, ME 04605

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>Dustin L. Carey</u>	<u>09/29/2026</u>
		Seller <u>Dustin Carey</u>	Date
Buyer	Date	<u>Casey Brooks</u>	<u>09/30/2026</u>
		Seller <u>Casey Brooks</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent <u>Kiki Katsiaficas Silsby</u>	Date



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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I - WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☒ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No

If Yes, Date of most recent test: Unk Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☒ Yes ☐ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem? Previous owner installed radon remediation system

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: street side of house

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 3

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: the house has a full house, radon water remediation system

Source of Section I information: owners, previous disclosure

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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☒ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ NoWhat steps were taken to remedy the problem? n/a

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: west of house OR ☐ UnknownDate installed: unk Date last pumped: > 2023 Name of pumping company: Royal FlushHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: > 2023 Name of company servicing tank: Royal FlushLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: west of houseDate of installation of leach field: unk Installed by: unkDate of last servicing of leach field: unk Company servicing leach field: unkHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ NoIf Yes, are they available? ☐ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: septic system was inspected, pumped and new lid installed by Royal Flush in 2023Source of Section II information: owners, previous disclosure

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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Propane direct vent	woodstove	heat pumps	Propane Fireplace
Age of system(s) or source(s)	10 years +/-	new - 5/6 years	new -	new -
TYPE(S) of Fuel	propane	wood	electric	propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unk	unk	unk	unk
Name of company that services system(s) or source(s)	n/a	Northwind	n/a	Northwind
Date of most recent service call	n/a	2026	n/a	2026
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	none
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2026Date chimney(s) last cleaned: 2026Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2026Comments: owner's family owns Northwind Stove and Fireplace. One propane line is buried leading to fire pit.Source of Section III information: owners, previous disclosure**SECTION IV - HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any undergroundstorage tanks on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: Sellers have no knowledge of underground storage tanks

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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605What materials are, or were, stored in the tank(s)? n/aHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: owners, previous disclosure**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: owners**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2006 By: Downeast Home InspectionsResults: air remediation system installedIf applicable, what remedial steps were taken? remediation air system installedHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: satisfactorySource of information: owners**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2006 By: Radon Diagnostic LabResults: unkIf applicable, what remedial steps were taken? air remediation installedHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: Radon air and water systems installed by previous ownerSource of information: previous disclosure**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: sellers have no knowledge of methamphetamine on the propertySource of information: owners

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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: _____

Source of information: owners**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: owners have no knowledge of any hazardous materials**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf Yes, explain: ROW to Patten PondSource of information: owners, deed, previous disclosureIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: property is not in a flood hazard zoneSource of Section VI information: owners, FEMA

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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Homestead Exemption**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **propane tank**

From Whom: _____

Year Principal Structure Built: **1985?** _____ What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2013**

Water, moisture or leakage: **no**

Comments: **roof shingled in 2013**

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown

Comments: **water once when exterior drain was clogged.**

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ Unknown

Comments: **Property has been surveyed - see City of Ellsworth tax maps**

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PROPERTY LOCATED AT: 117 N Bend Road, Ellsworth, ME 04605

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none noted

Comments: new hot water heater 2019, Hwam Woodstove was \$9,000, heat pumps installed since purchase

Source of Section VII information: owners, previous disclosure

SECTION VIII - ADDITIONAL INFORMATION

Wood flooring throughout, new kitchen with Quartz counters, new appliances, mudroom remodeled, remodeling in baths, 24x24 attached foundation has been confirmed buildable by Ellsworth Code Enforcement. New blue stone patio with cement bowl for outside firepit. Scandavian Woodstove, full house, plug in generator is new. All new plumbing has been installed in the living areas. Secondary expansion tank for water to keep the pressure up. *new = within the last 3-5 years.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Dustin L. Carey 09/29/2026
SELLER DATE
Dustin Carey

SELLER DATE

Casey Brooks 09/30/2026
SELLER DATE
Casey Brooks

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

